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BILL NO. 10-3-12-1

SUMMARY - An Ordinance to amend the Unified Development Code to modify regulations for projects of regional significance. (T30-655-12)

ORDINANCE NO. 4063
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 30, CHAPTERS 30.08, 30.12, 30.16, 30.20, 30.28, 30.44 AND APPENDIX F, SECTION 30.08.030, TABLES 30.12-1, 30.12-2, 30.12-3, 30.16-3, 30.16-4, 30.16-6, 30.16-7, 30.16-9, 30.16-18, 30.20-2, 30.20-3, 30.20-4, 30.20-7, 30.28-1, 30.44-1 TO MODIFY REGULATIONS FOR PROJECTS OF REGIONAL SIGNIFICANCE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 30, Chapter 30.08, Section 30.08.030 of the Clark County Code is hereby amended to read as follows:

Project of Regional Significance

For the purposes of this Title, "Project of Regional Significance," as defined in the *Policies for Projects of Regional Significance* adopted by the Southern Nevada Regional Planning Coalition, means any special use (does not include a special use permit request to waive a condition per Chapter 30.44) within 500 feet of a local government's jurisdiction or a project that is within ½ mile of the boundary of a local government's jurisdiction and [that] includes any of the following:

1. Tentative maps or planned unit developments of 500 units or more;
2. Tourist accommodations of 300 units or more;
3. A commercial or industrial facility generating more than 6,250 average daily vehicle trips, as defined by the Institute of Transportation Engineers or its successor; ~~or~~
4. A non-residential development encompassing more than 160 acres. (Also see "Use, Special Use") ; or
5. Any zone boundary amendment or land use plan amendment that could result in development that exceeds the threshold criteria identified above.

Use

"Use" means the purpose for which land or buildings are designed, occupied, maintained, or planned, including uses within another political subdivision (See also "Development"). Types of uses include the following:

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13. "Special Use" means a use that, due to a special characteristic of its operation or installation, is not permitted in any specific district but is permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with existing or planned surrounding uses and characteristics of development. [~~For the purpose of implementing all related requirements of this Title, "Special Use" shall include all projects of regional significance as defined elsewhere in this Section.~~]

SECTION 2. Title 30, Chapter 30.12, Tables 30.12-1, 30.12-2, 30.12-3 of the Clark County Code is hereby amended to read as follows:

Table 30.12-1 COMPREHENSIVE PLAN AMENDMENT - AUTHORITY AND CONSIDERATION TABLE	
d. Notice Requirements	<ol style="list-style-type: none"> 1. Transportation Element Amendment: posted notice, entity notice, newspaper notice and notice shall be sent to all property owners within a 750 foot radius 2. All Other Comprehensive Plan elements: posted notice, entity notice, and newspaper notice. (See Section 30.16.230 for detailed notice requirements.)
e. Recommending Entities	<ol style="list-style-type: none"> 1. For all Comprehensive Plan elements: Town Board(s), government entities, or Commission; plus Cities within city notice area for projects of regional significance. 2. For Transportation Element Amendments Public Works and RTC recommendation prior to TAB/CAC meeting or neighborhood meeting.

Table 30.12-2 LAND USE PLAN UPDATE - AUTHORITY AND CONSIDERATION TABLE	
c. Notice Requirements	Posted notice, entity notice, newspaper notice and notice shall be sent to property owners within a 750-foot radius. (See Section 30.16.230 for detailed notice requirements.)
d. Recommending Entities	Applicable Town Board(s), government entities, and Commission; plus Cities within city notice area for projects of regional significance .

Table 30.12-3 LAND USE PLAN ANNUAL AMENDMENT - AUTHORITY AND CONSIDERATION TABLE	
e. Notice Requirements	Posted notice, entity notice, city notice , newspaper notice and notice shall be sent to property owners within a 750 foot radius. The 750 foot notification requirement does not apply to amendments to adopt an approved Specific Plan for a Major project (Notification for Specific Plan satisfies NRS notification requirements of NRS 278.210). (See Section 30.16.230 for detailed notice requirements.)
f. Recommending Entities	Applicable Town Board(s), government entities, and Commission; plus Cities within city notice area for projects of regional significance.

SECTION 3. Title 30, Chapter 30.16, Tables 30.16-3, 30.16-4, 30.16-6, 30.16-7, 30.16-9 of the Clark County Code is hereby amended, and Table 30.16-18 is deleted, to read as follows:

Table 30.16-3 ZONE BOUNDARY AMENDMENT - AUTHORITY AND CONSIDERATION TABLE
SEE ALSO 30.16.210 for general process information and standards

c. Document Submittal Requirements	<p>1. Pre-submittal Conference Requirements (for nonconforming amendments; uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development (see Chapter 30.24); mixed use development (see Chapter 30.48 Part J); neighborhood casinos (see Chapter 30.48 Part E); resort hotels, and high impact projects (see Table 30.16-4) only):</p> <p>Pre-submittal form 20 site plans 20 project descriptions 20 elevations 20 floor plans 20 landscape plans 2 assessor's maps 20 compelling justification letters (copies) (<i>nonconforming amendments only</i>)</p> <p>2. Conforming and Nonconforming Amendments:</p> <p>Application form Disclosure form 5 site plans (conforming only) 3 justification letters (conforming only) 2 elevations 2 landscape plans 2 assessor's maps 2 legal descriptions 2 floor plans 2 zone boundary maps/legals 2 deeds Parking analysis Fire permit survey form Photos of adjacent development (For amendments to CP or CRT districts and for nonconforming amendments) 2 grading plans if hillside development (see Chapter 30.56, Part C) List and quantities of hazardous materials only if applicable (See Clark County Fire Department <i>Hazardous Materials Systems Guideline</i>, NRS, and NAC) Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable For mixed use developments within the Mixed Use Overlay District, concurrent submittal of design review and (if applicable) special use permit applications, and 4 copies of the Educational Services Report per 30.16.240(a)(16)(H) 2 Records of survey for projects with Las Vegas Boulevard frontage Residential Impact Statement for Manufactured Home Park Closures To establish a Historic Neighborhood Overlay District see Chapter 30.48 Part O for additional submittal requirements.</p> <p>3. Additional Requirements for Nonconforming Amendments:</p> <p>3 RISE reports 20 project descriptions 20 site plans 20 compelling justification letters 2 neighborhood meeting reports (see Subsection (e)(2)(D)(iii) below) 1 pre-submittal conference summary</p> <p>4. Additional Requirements for Projects of Regional Significance only:</p> <p><u>2 copies of the following RISE reports:</u></p> <p><u>Transportation</u> <u>Fire Protection and Emergency Services</u> <u>Police Services</u> <u>Educational Services</u> <u>Neighborhood, Economic and Employment</u> <u>Parks/Trails/Federal Lands</u></p> <p>(See Section 30.16.240 for FAA and additional document submittal requirements)</p>
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Table 30.16-3 ZONE BOUNDARY AMENDMENT - AUTHORITY AND CONSIDERATION TABLE
SEE ALSO 30.16.210 for general process information and standards

e. Application Process	<ol style="list-style-type: none"> 1. 1. Conforming Amendment: Public hearing before the Board per 30.16.210 (and pre-submittal conference for uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development; mixed use development; and [projects of regional significance] <u>high impact projects</u>). 2. Nonconforming Amendment: <ol style="list-style-type: none"> A. Public Hearings before the Commission and Board per Section 30.16.210 B. Nonconforming amendments within the urban area except Laughlin, or within Moapa Valley, shall be considered for each planning area not more than once per calendar quarter. Urban Town Board/Citizens Advisory Council area boundaries which include properties that fall outside the urban area (as defined in 30.08) shall be considered as located within the urban area for the purpose of processing nonconforming zone boundary amendments C. A pre-submittal conference is required prior to scheduling of neighborhood meeting D. At least one neighborhood meeting with property owners within a 1,500 foot radius of the project is required prior to the Town Board meeting. The applicant shall perform the following: <ol style="list-style-type: none"> i. send a notice to all property owners and manufactured home tenants within the 1,500 foot project radius (or the nearest 30 separately-owned parcels) and the town advisory Board of the date, time, and location of the neighborhood meeting at least 10 days prior to that meeting; ii. conduct the neighborhood meeting; and iii. document to the Zoning Administrator the notification of property owners provided and the status of neighborhood concerns. The meetings shall be scheduled in the evening hours and located in the same area as the proposal E. A presentation to the Town Board is required F. In addition and if necessary, the applicant shall coordinate with service providers and local government entities to address issues identified in the required impact analyses and reports and to ensure the proposal will not adversely affect existing and future infrastructure plans
f. Notice Requirements	<ol style="list-style-type: none"> 1. Conforming Amendment: posted notice, entity notice, city notice, newspaper notice, 1,000 foot radius notice, and signs[; plus any local government whose boundary is within 1/2 mile (2,640') for a project of regional significance]. 2. Nonconforming Amendment: posted notice, entity notice, city notice, newspaper notice, 1,500 foot radius notice, and signs[; plus any local government whose boundary is within 1/2 mile (2,640') for a project of regional significance]. (See Section 30.16.230 Notice)
g. Recommending Entities	Government Entities and Town Board; plus Cities for project of regional significance and Commission for zone boundary amendment processed as a nonconforming amendment.

Table 30.16-4 SPECIAL USE PERMIT - AUTHORITY AND CONSIDERATION TABLE

SEE ALSO 30.16.210 for general process information and standards

c. Document Submittal Requirements	<p>1. Pre-submittal Conference Requirements (for uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development (see Chapter 30.24); mixed use development (see Chapter 30.48 Part J); neighborhood casinos (see Chapter 30.48 Part E); resort hotel and high impact projects only):</p> <p>Pre-submittal form 20 site plans 20 project descriptions 20 elevations 20 floor plans 2 landscape plans 2 assessor's maps List and quantities of hazardous materials only (See Clark County Fire Department <i>Hazardous Materials Systems Guideline</i>, NRS and NAC) High impact projects only: Proof of traffic impact analysis submittal. (Minimum of 30 days prior to formal submittal) 2 vicinity maps 3 initial RISE reports</p> <p>2. All Other Application Submittals:</p> <p>Application form 5 site plans 2 floor plans 2 elevations 2 landscape plans 2 deeds 3 justification letters Parking analysis 2 assessor's maps 2 legal descriptions Disclosure form Fire permit survey form 4 locator maps for expansion of the Gaming Enterprise District only Traffic Impact analysis for expansion of the Gaming Enterprise District, high impact projects, resort hotels and neighborhood casinos submitted to the Department of Development Services 30 days prior to submission of application (see Chapter 30.48, Part E) 2 grading plans if hillside development (see Chapter 30.56, Part C) List and quantities of hazardous materials only (See Clark County Fire Department <i>Hazardous Materials Systems Guideline</i>, NRS, and NAC) Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable Written verification from a competent professional that the project complies with all applicable HUD requirements for supportive housing, if applicable 2 Records of survey for projects with Las Vegas Boulevard frontage (See Section 30.16.240 for FAA and additional document submittal requirements) Residential Impact Statement for Manufactured Home Park Closures High impact projects only: RISE Report Acceptance Letter 3 final RISE reports Projects of Regional Significance only: <u>2 copies of the following RISE reports:</u> <u>Transportation</u> <u>Fire Protection and Emergency Services</u> <u>Police Services</u> <u>Educational Services</u> <u>Neighborhood, Economic and Employment</u> <u>Parks/Trails/Federal Lands</u></p>
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Table 30.16-6 VARIANCE - AUTHORITY AND CONSIDERATION TABLE

SEE ALSO 30.16.210 for general process information and standards

f. Notice Requirements	<p>1. If the deviation is less than 30% of the development standard, entity notice, city notice, 100 foot radius notice</p> <p>2. [Project of regional significance: Posted notice, entity notice, city notice, 750 foot radius notice, and any local government whose boundary is within 1/2 mile (2,640')]</p> <p>3.] Mixed use development: Posted notice, entity notice, city notice, and 1,500 foot radius notice [4] 3. All others: Posted notice, entity notice, city notice, 500 foot radius (See 30.16.230 Notice)</p>
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Table 30.16-6 VARIANCE - AUTHORITY AND CONSIDERATION TABLE

SEE ALSO 30.16.210 for general process information and standards

k. Standards for Approval	<ol style="list-style-type: none"> 1. In cases where there are special circumstances or conditions peculiar to the property or building by reason of exceptional narrowness, shallowness, shape or topographic condition of a specific piece of property, or by reason of other extraordinary or exceptional situation, where the strict application of the regulations of this Title would result in peculiar and exceptional practical difficulties to the development of the property, an applicant may request a variance and shall have the burden of proof to establish that the proposed variance is appropriate for its proposed location. The Commission or Board shall take into consideration the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or County by such grant. In making such determination the Commission or Board shall also consider: <ol style="list-style-type: none"> A. Whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance B. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance C. Whether the requested variance is substantial D. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district E. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Commission or Board, but shall not necessarily preclude the granting of the variance 2. Applications for [projects of regional significance and] projects approved through a nonconforming zone boundary amendment shall demonstrate with clear and convincing evidence that any proposed modification to required design and development standards, including reductions to landscaping, screening, and buffering requirements will not adversely impact neighboring properties 3. If the Commission or Board determines that the granting of a variance is appropriate in accordance within Subsection 1 above, the Commission or Board shall grant the minimum variance that it shall deem necessary and adequate in order to preserve and protect the character of, and minimize any adverse impacts on the neighborhood and the health, safety, and welfare of the County. The Commission or Board may impose reasonable conditions and restrictions which are directly related and incidental to the proposed use of the property, and are consistent with the intent of this Title 4. FAA and other additional requirements and standards are established in 30.16.210
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Table 30.16-7 WAIVER OF DEVELOPMENT STANDARDS - AUTHORITY AND CONSIDERATION TABLE

SEE ALSO 30.16.210 for general process information and standards

f. Notice Requirements	<ol style="list-style-type: none"> 1. For waivers of development standards listed in 30.52.120 (except paving waivers): Posted notice, entity notice, city notice 2. For deviation less than 30% of the development standard: Posted notice, entity notice, city notice, 100 foot radius notice 3. [Project of regional significance: Posted notice, entity notice, city notice, seven 750 foot radius notice and any local government whose boundary is within 1/2 mile (2,640')] 4.] Mixed Use Development: Posted notice, entity notice, city notice, and 1,500 foot radius notice [5]4. All others (including paving waivers): Posted notice, entity notice, city notice, and 500 foot radius (See Section 30.16.230 Notice)
g. Recommending Entities	Government Entities and Town Board; [Commission for projects of regional significance;] Department of Air Quality for waivers of on-site paving requirements
h. Approval Authority	<p>Commission, except for requests to reduce the required separation for large scale retail businesses, which shall be forwarded to the Board</p> <p>Board for the following:</p> <ol style="list-style-type: none"> 1. application submitted in conjunction with, or in lieu of, another application that requires Board approval 2. waivers to the CMA Area Design Overlay District standards 3. [applications for a project of regional significance] 4. applications to modify the requirements for mixed use development as permitted by Chapter 30.48 Part J [5]4. waivers for paving in the right-of-way (See 30.52.120 (c)(1)) [6]5. waivers for check cashing conditions [7]6. waivers to appeal a denial of extension of time for bond per 30.52.090 [8]7. projects within the SOSA Design Overlay District (see Chapter 30.48 Part M)

Table 30.16-7 WAIVER OF DEVELOPMENT STANDARDS - AUTHORITY AND CONSIDERATION TABLE
SEE ALSO 30.16.210 for general process information and standards

k. Standards for Approval

1. The applicant for a waiver of development standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:
 - A. The use and value of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;
 - B. The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare;
 - C. The granting of such application shall be in harmony with the general purpose, goals, objectives and standards of the Plan and of this Title, and;
 - D. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities or services
2. Applicants for a waiver of standards shall further respond to additional standards as specified within the various chapters of this Title
3. Applications for ~~[projects of regional significance and]~~ projects approved through a nonconforming zone boundary amendment shall demonstrate with clear and convincing evidence that any proposed modification to required design and development standards, including reductions to landscaping, screening, and buffering requirements will not adversely impact neighboring properties
4. A waiver of off-site improvement standards constitutes a temporary postponement only and shall only be approved subject to signing deed restrictions for future improvements
5. FAA and other additional requirements and standards are established in 30.16.210

Table 30.16-9 DESIGN REVIEW - AUTHORITY AND CONSIDERATION TABLE

SEE ALSO 30.16.210 for general process information and standards

c. Document Submittal Requirements	<ol style="list-style-type: none"> 1. Pre-submittal Conference Requirements for uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development (see Chapter 30.24); mixed use development (see Chapter 30.48 Part J); neighborhood casinos (see Chapter 30.48 Part E); resort hotel and high impact projects only: Pre-submittal form 20 site plans 20 project descriptions 20 elevations 20 floor plans 2 assessor's maps 2 landscape or pedestrian realm plans 2 Pedestrian Realm Section Diagrams (Mixed Use Overlay District only) 2. All Other Applications Submittals: Application form 5 site plans 2 floor plans 2 elevations 2 landscape plans 2 assessor's maps 2 deeds 2 legal descriptions Parking analysis 3 justification letters Disclosure form Fire permit survey form 2 grading plans if hillside development (see Chapter 30.56, Part C) 2 pedestrian circulation plans (mixed use development only) List and quantities of hazardous materials only if applicable (See Clark County Fire Department <i>Hazardous Materials Systems Guideline</i>, NRS, and NAC) Photographs, samples, or other documentation may be required to determine compatibility with surrounding development Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable 2 Records of survey for projects with Las Vegas Boulevard frontage For projects within the Asian Design Overlay District see Chapter 30.48 Part K for additional submittal requirements For projects within the Moapa Valley Overlay District see Chapter 30.48 Part L for additional submittal requirements Residential Impact Statement for Manufactured Home Park Closures Neighborhood meeting report (when required for property within a Historic Neighborhood Overlay District, see Section 30.48.1080) (See Section 30.16.240 for FAA and additional document submittal requirements) 3. Additional Requirements for Projects of Regional Significance only: <u>2 copies of the following RISE reports:</u> <u>Transportation</u> <u>Fire Protection and Emergency Services</u> <u>Police Services</u> <u>Educational Services</u> <u>Neighborhood, Economic and Employment</u> <u>Parks/Trails/Federal Lands</u>
f. Notice Requirements	<p>Posted notice, entity notice, and city notice, plus the following:</p> <ol style="list-style-type: none"> 1. If a public hearing is required by this Title, Zoning Administrator or for a moved building over 6 years old; 500 foot radius 2. For a project of regional significance: 750 foot radius [and any local government whose boundary is within 1/2 mile (2,640')] 3. For mixed use development: 1,500 foot radius notice, and signs 4. Design review notices may also include notice of proposed changes in location of uses or principal structures when applicable 5. If the Zoning Administrator determines that there will be sufficient interest or potential impact generated by the application to warrant notice by mail, notice shall be sent. 6. If a public hearing is required by the Commission, Board or Zoning Administrator for a subsequent application, the notice provided shall be the same radius notification currently required for the original application requiring the design review. 7. For development within a Historic Neighborhood Overlay District, all property owners within the Overlay shall be notified, including those beyond the 500' notification radius. (See Section 30.16.230 Notice)

DELETED Table 30.16-18 LAND USE APPLICATIONS - NOTICE REQUIREMENTS FOR APPLICATIONS SUBJECT TO A HEARING
 (NOTE: SECTIONS 30.16.210, 30.16.220, AND 30.16.240 MAY ESTABLISH ADDITIONAL REQUIREMENTS)

Application Type	Non-Public Hearing					Public Hearing						
	Posted Notice	Entity Notice	City Notice	Newspaper Notice	100' Radius	500' Radius	750' Radius	1000' Radius	1500' Radius	2500' Radius	Abutting Properties	Area Signs
Text Amendment	Yes	Yes	Yes							Yes ¹²		Yes ¹²
Zoning Boundary Amendment - Conforming	Yes	Yes	Yes ⁸	Yes				Yes ¹⁴	Yes ¹²			Yes ¹⁴
Zone Boundary Amendment - Nonconforming	Yes	Yes	Yes ⁸	Yes					Yes ^{10, 12, 14}			Yes ¹⁴
Special Use Permit	Yes	Yes	Yes ^{8, 9}			Yes ¹⁴	Yes ¹		Yes ^{8, 15}			Yes ¹⁴
Special Use Permit (Explosives and Hazardous Materials in amounts regulated by NRS 409.3816)	Yes	Yes ²	Yes ^{8, 9}	Yes				Yes ³				Yes
Special Use Permit (Alcohol as Principal Use outside a Gaming Enterprise District, or Mixed Use Development)	Yes	Yes	Yes ^{8, 9}						Yes			Yes ¹³
Special Use Permit (Gaming Enterprise)	Yes	Yes	Yes ^{8, 9}							Yes		Yes
Variance (for deviations less than 20%)	Yes	Yes	Yes		Yes		Yes ¹	Yes ⁴				
Variance (for deviations more than 20%)	Yes	Yes	Yes ⁸	Yes ⁸	Yes	Yes	Yes ¹	Yes ⁴	Yes ¹²			
Design Review	Yes	Yes	Yes ⁸									
Design Review - Public Hearing ¹³	Yes	Yes	Yes ⁸			Yes	Yes ¹		Yes ¹²			Yes ¹²
Vacation and Abandonment, public hearing	Yes	Yes	Yes	Yes		Yes ¹⁴						
Vacation and Abandonment, easement only		Yes										
Street Name or Numbering Change	Yes	Yes	Yes								Yes	
Waiver of Conditions	Yes	Yes	Yes			Yes ⁶	Yes ⁶	Yes ⁶	Yes ⁶	Yes ⁶		
Waiver of Development Standards (for deviations less than 30%)	Yes	Yes	Yes		Yes		Yes ¹	Yes ⁴				
Waiver of Development Standards	Yes	Yes	Yes ⁸			Yes	Yes ¹	Yes ¹	Yes ¹²			
Annexation Request	Yes	Yes	Yes									
Extension of Time - Hearing	Yes	Yes	Yes			Yes ²		Yes ²				
Development Agreement (Non-major project)	Yes	Yes	Yes									
MAJOR PROJECTS												
Concept Plan	Yes	Yes	Yes ⁸							Yes		
Specific Plan	Yes	Yes	Yes ⁸							Yes		Yes
Public Facilities Needs Assessment/Plan	Yes	Yes	Yes ⁸							Yes		
Development Agreement	Yes	Yes	Yes ⁸									
Tentative Map ¹⁴	Yes	Yes	Yes									Yes ¹⁴

LAND USE APPLICATIONS NOTICE REQUIREMENTS FOR APPLICATIONS SUBJECT TO A HEARING

NOTE: SECTIONS 30.16.210, 30.16.230, AND 30.16.240 MAY ESTABLISH ADDITIONAL REQUIREMENTS

Additional Requirements:

1. For a project of regional significance only.
2. Notice must be sent to the entities listed under 30.16.230 (1).
3. Notice must be sent to the tenants of multi-family housing units in addition to property owners and manufactured home park tenants. All required notices shall be sent a minimum of 30 calendar days prior to the Planning Commission hearing and shall also be resent a minimum of 30 calendar days prior to the hearing before the Board.
4. Only if to reduce the required separation for large scale retail businesses.
5. Newspaper notice shall be published and public hearing notices sent a minimum of 10 calendar days prior to the Board's public hearing.
6. The same notice as the original application.
7. The same notice as the original application, if required.
8. For projects of regional significance and high impact projects, city notification shall include a radius of 1/2 mile (2640') from the boundary of any adjacent city.
9. City notification shall include a radius of 500 feet from the boundary of any adjacent City.
11. Notice must be sent by certified mail.
12. For applications to expand or amend the Mixed Use Overlay District.
13. Notice for design review applications may include changes in location of uses or principal structures. If the Commission or Board requires a subsequent design review with public hearing as a condition of approval for an application, the notice provided shall be the same notice provided for the original application requiring the design review.
14. Notice to redevelop a manufactured home park to a different use shall include each tenant of the manufactured home park proposed for redevelopment, and one additional sign posted at the entrance to the manufactured home park Office.
15. For high impact projects only.

SECTION 4. Title 30, Chapter 30.20, Tables 30.20-2, 30.20-3, 30.20-4, and 30.20-7 of the Clark County Code to read as follows:

Table 30.20-2 CONCEPT PLAN AUTHORITY AND CONSIDERATION TABLE	
c. Fee	\$825 + \$1,000 notification fee + \$2 per acre
d. Notice	Posted Notice, Entity Notice, [City Notice ¹], 2500' radius notice
f. Reviewing/ Recommending Entities	Government Entities, Town Board, Planning Commission, <u>Cities</u> , Staff
[Footnotes for Table 30.20-2 Additional Requirements: 1. For projects of regional significance, city notification shall include a radius of one half mile (2,640') from the boundary of any adjacent city.]	

Table 30.20-3 PUBLIC FACILITIES NEEDS ASSESSMENT/PLAN AUTHORITY AND CONSIDERATION TABLE	
f. Notice	Posted notice, entity notice, [city notice ¹], and 2,500 foot radius notice. (See 30.16. 230 for detailed notice requirements)
g. Recommending Entities	Government Entities, Town Board, <u>Cities</u> and Planning Commission
[Footnotes for Table 30.20-3 Additional Requirements: 1. For projects of regional significance, city notification shall include a radius of one half mile (2,640') from the boundary of any adjacent city.]	

Table 30.20-4 SPECIFIC PLAN - AUTHORITY AND CONSIDERATION TABLE	
f. Notice	Posted notice, entity notice, city notice ¹ , 2,500 foot radius notice, and signs per Table 30.16-18 (See 30.16.230 for detailed notice requirements)
g. Recommending Entities	Government Entities, Town Board, <u>Cities within city notice area for projects of regional significance</u> , and Planning Commission, including those whose jurisdiction is within a two thousand five hundred (2,500) foot radius of the proposed project
[Footnotes for Table 30.20-4 Additional Requirements: 1. For projects of regional significance, city notification shall include a radius of one half mile (2,640') from the boundary of any adjacent city.]	

Table 30.20-7 DEVELOPMENT AGREEMENT AUTHORITY AND CONSIDERATION TABLE	
f. Notice	Posted notice, entity notice, [city notice ¹].
g. Recommending Entities	Government Entities, Town Board, <u>Cities</u> and Planning Commission (See 30.16.230 for detailed notice requirements)
[Footnotes for Table 30.20-7 Additional Requirements: 1. For projects of regional significance, city notification shall include a radius of one half mile (2,640') from the boundary of any adjacent city.]	

SECTION 5. Title 30, Chapter 30.28, Table 30.28-1 of the Clark County Code to read as follows:

Table 30.28-1 See Also 30.16.210 for general process information and standards MAJOR SUBDIVISION TENTATIVE MAP- AUTHORITY AND CONSIDERATION TABLE											
c. Document Submittal Requirements	<p>Only complete submittals* will be accepted by the Zoning Administrator which must include:</p> <table border="0"> <tr> <td>Application form</td><td>Twenty-two (22) tentative maps</td></tr> <tr> <td>Title report*</td><td>Three (3) easement maps</td></tr> <tr> <td>Tentative map checklist</td><td>Easement/right-of-way documents</td></tr> <tr> <td>Submission to City</td><td>Two (2) assessor's maps</td></tr> <tr> <td>Disclosure form</td><td>Fire permit survey Form</td></tr> </table> <p>Landscape plan if there has been no prior land use approval for the project List and quantities of hazardous materials only if applicable (See Clark County Fire Department's <i>Hazardous Materials Systems Guideline</i>, NRS, and NAC) Two (2) Record of surveys for projects with Las Vegas Boulevard frontage Residential Impact Statement for Manufactured Home Park Closures</p> <p><u>Additional Requirements for Projects of Regional Significance only:</u> <u>2 copies of the following RISE reports:</u> <u>Transportation</u> <u>Fire Protection and Emergency Services</u> <u>Police Services</u> <u>Educational Services</u> <u>Neighborhood, Economic and Employment</u> <u>Parks/Trails/Federal Lands</u></p> <p>(*See Section 30.28.130 Document Submittal Requirement details)</p>	Application form	Twenty-two (22) tentative maps	Title report*	Three (3) easement maps	Tentative map checklist	Easement/right-of-way documents	Submission to City	Two (2) assessor's maps	Disclosure form	Fire permit survey Form
Application form	Twenty-two (22) tentative maps										
Title report*	Three (3) easement maps										
Tentative map checklist	Easement/right-of-way documents										
Submission to City	Two (2) assessor's maps										
Disclosure form	Fire permit survey Form										
n. Conditions of Approval	<ol style="list-style-type: none"> 1. All development, or use of land, is subject to the development standards listed in this Title unless otherwise specified. The Commission or Board may impose additional conditions to mitigate potential adverse effects of an application on adjacent properties and the community. [The Board may propose a development agreement consistent with the needs identified by the approval of a Public Facilities Needs Assessment or in conjunction with a project of regional significance.] 2. All approved plans, conditions, restrictions and rules shall be made a part of the map's approval and shall be binding on the property owner. 										

SECTION 6. Title 30, Chapter 30.44, Table 30.44-1 of the Clark County Code to read as follows:

Table 30.44-1 Global Use Table	
Uses	<div> <div>SLUCM CODE</div> <div> <div>Residential Districts</div> <div> <div>R-U</div> <div>R-A</div> <div>R-E</div> <div>R-D</div> <div>R-1</div> <div>R-T</div> <div>R-2</div> <div>RUD</div> <div>R-3</div> <div>R-4</div> <div>R-5</div> <div>CRT</div> <div>C-P</div> <div>C-1</div> <div>C-2</div> <div>M-D</div> <div>M-1</div> <div>M-2</div> <div>O-S</div> <div>H-2</div> <div>P-F</div> <div>RVP</div> <div>U-V</div> <div>H-1</div> </div> <div>Manufacturing/Industrial Districts</div> <div>Miscellaneous Districts</div> </div> </div>
Project of Regional Significance	<div> <div>0</div> <div> <div>Special Use Subject to: Conformance to the conditions established per zoning district (in this Table) for the specific land use(s) required for the project, in addition to the following:</div> <div> <div>1. Prevention or mitigation of traffic congestion and air quality impacts.</div> <div>2. Functional and aesthetic integration with surrounding development and land uses (planned and existing) through design, landscape, and buffer elements, and including pedestrian connectivity when applicable.</div> <div>3. Any large scale retail project shall be located within reasonable proximity (one-half mile or approximately 2,640 feet) to freeways or regional transportation corridors which exceed 120 feet in width unless the applicant demonstrates that an alternate location will effectively reduce vehicle miles traveled in the community.] (Ord. 3357 § 4 (part), 3/2006)</div> </div> </div> </div>

SECTION 7. Title 30, Appendix F of the Clark County Code to read as follows:

APPENDIX F: R-E

[Project of Regional Significance]

[S]

APPENDIX F: R-D

[Project of Regional Significance]

[S]

APPENDIX F: R-1

[Project of Regional Significance]

[S]

APPENDIX F: R-T

[Project of Regional Significance]

[S]

APPENDIX F: R-2

[Project of Regional Significance]

[S]

APPENDIX F: RUD

[Project of Regional Significance]

[S]

APPENDIX F: R-3

[Project of Regional Significance]

[S]

APPENDIX F: R-4

[Project of Regional Significance]

[S]

APPENDIX F: R-5

[Project of Regional Significance]

[S]

APPENDIX F: C-1

[Project of Regional Significance]

[S]

APPENDIX F: C-2

[Project of Regional Significance]

[S]

APPENDIX F: M-D

[Project of Regional Significance]

[S]

APPENDIX F: M-1

[Project of Regional Significance]

[S]

APPENDIX F: M-2

[Project of Regional Significance]

[S]

APPENDIX F: P-F

[Project of Regional Significance]

[S]

APPENDIX F: RVP

[Project of Regional Significance]

[S]

APPENDIX F: U-V

[Project of Regional Significance]

[S]

APPENDIX F: H-1

[Project of Regional Significance]

[S]

SECTION 8. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 9. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 10. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks; on November 5, 2012. A land use application approved prior to the effective date of this ordinance may be developed per the plans approved with the application.

PROPOSED on the 3rd day of October, 2012

PROPOSED By : Susan Brager

PASSED on the 17th day of October, 2012

VOTE:

AYES:

Susan Brager

Lawrence L. Brown III

Tom Collins

Chris Giunchigliani

Mary Beth Scow

Steve Sisolak

Lawrence Weekly

NAYS:

None

ABSTAINING:

None

ABSENT:

None

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By Jose Bragg
Chair

ATTEST:

Diana Alba
DIANA ALBA, County Clerk

This ordinance shall be in force and effect from and after the 5th day of November, 2012.